

# CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 03.01.2012

RE: Z#063-13

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## Case Information:

<b>Case:</b>	<b>Z#063-12</b>
<b>Applicant:</b>	<b>RES-GA SIX, LLC</b>
<b>Tax Parcel:</b>	<b>See list attached</b>
<b>Location:</b>	<b>North side of Hwy 92, North of Downsby Lane</b>
<b>Rezoning of:</b>	<b>±8.43 Acres</b>
<b>Zoned:</b>	<b>GC with Parkway Overlay</b>
<b>Proposed zoning:</b>	<b>R-3C</b>
<b>Public Hearing:</b>	<b>March 7, 2013 Planning Commission</b>
<b>Public Hearing:</b>	<b>March 25, 2013 City Council</b>

## Applicant's Request:

Rezone the Townview Commons subdivision that lies in the City of Woodstock from General Commercial to R3- in order to accommodate a single family detached product.

## Background:

The subject property was subdivided and platted for the Townview Commons, a townhome community, in Unincorporated Cherokee County under GC with the Highway 92 Village Ordinance which allows commercial property to be developed residentially. The city's Parkway Overlay District Zoning does not permit residential uses. The Subsequent to platting a portion of community was annexed into the city limits and assigned the closest compatible zoning classification General Commercial with the Parkway Overlay District Zoning and two townhome buildings housing six unit each were developed. In order to correct the inconsistency that exists

between the current use and zoning use classification and due to the current lack of townhome marketability, the applicant is requesting R-3C which accommodates townhomes as well as single family detached product. The applicant plans to utilize the existing infrastructure and reconfigure the lot layout to accommodate a single family detached product as shown on the concept plat dated 12.28.12 by Travis Pruitt and Associates and submitted with this application.

### **Comprehensive Plan Compatibility:**

The parcel included in this application falls into Neighborhood Living (T4) classification established in the Comprehensive Town Plan 2030. Following is the section from the Comprehensive Town Plan 2030, which describes the intent and development strategy for a Neighborhood Living:

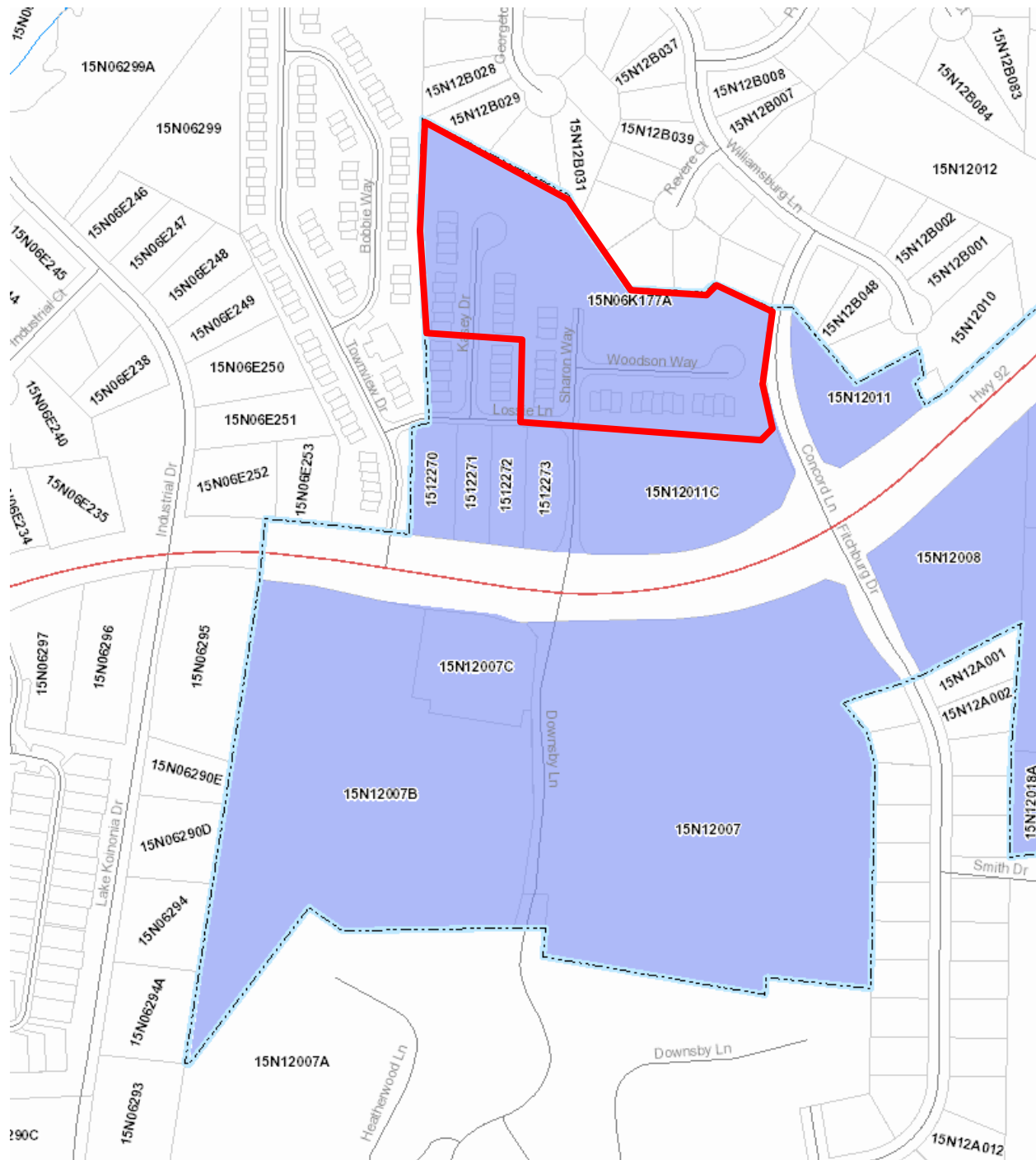
### **NEIGHBORHOOD LIVING (T4)**

This Character Area is predominately residential in character, but may include low intensity neighborhood-scaled shopping facilities in stand-alone buildings (in designated Neighborhood Centers), commercial space in a live/work dwelling where the proprietor resides, or small retail and professional uses built as part of a residential development. These neighborhoods encompass housing on smaller lots, smaller front setbacks for both attached and detached dwellings, possess a distinct community identity through architectural style, lot and street design, and are predominately owner occupied. Residential buildings have defined semi-public, landscaped edges with the ground floor raised above the grade of the sidewalk. Appropriate residential types can include single-family dwellings, condominiums, townhouse, vertical duplexes and apartments as part of a mixed-use project. A mixing of housing types within a development is appropriate. The intent of this character area is to create new moderate density housing area to provide for empty nesters, singles, small families, stable workforce housing and moderate-income neighborhoods and to provide a choice of various housing types that accommodate a cross-section of incomes, life styles, and life cycles. Infill or redevelopment of parcels within this character area will provide greater lifestyle housing choices, but should be respectful to existing neighborhoods.

### **Surrounding Land Uses:**

NORTH:	County R-20
EAST:	County R-20 & GC
WEST:	County HI with Hwy 92 Village Overlay (Townhomes)
SOUTH:	City GC

## Zoning Map:



**Development Process Committee Recommendation:**

The Development Process Committee met on February 6, 2013 and voted to approve the applicants request for R3-C zoning to allow single family detached units.

- 1) A variance from is granted to allow 20 foot rear setbacks as shown on the concept plat dated 12.28.12 by Travis Pruitt and Associates.
- 2) A variance from is granted to allow 30 foot setback from back of curb as shown on the concept plat dated 12.28.12 by Travis Pruitt and Associates.

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- ☐ 15N06K 139
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